



DJ Golden
REAL ESTATE

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5106, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2219859



\$354,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	734 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Oversized, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window Coverings

***Two Underground Stalls!** Amazing value in North West Calgary with this Sage Hill Condo Built by Brad Remington Homes. Built in 2023 the Dakota 2 Plan offers 2-bedroom, 2-bathrooms with super rare 2 underground parking stalls! The condo offers modern living space with a full-sized walk-out patio with privacy glass and gate. The open-concept layout features 9-foot ceilings, oversized windows and patio door with roller shades, luxury vinyl plank flooring, and air conditioning for year-round comfort. The gourmet kitchen boasts quartz countertops, soft-close cabinetry, island, pantry and a full stainless steel appliance package, ceiling fans, appliances include a fridge, stove, built-in dishwasher, over-the-range microwave, premium front load washer, and dryer. The primary bedroom includes a private ensuite with deluxe shower. Included are 2 titled underground parking stalls, one is oversized (a \$20k value) and individual storage unit. Sage Hill Park II backs onto a beautiful environmental green space and regional walk & bike path. Steps from shopping at Sage Hill Crossing and minutes to Beacon Hill Centre, featuring Costco and more. Enjoy nearby parks, just steps to the ravine pathways, and easy access to Stoney Trail for a quick commute. Everything you need is right at your doorstep! Spotless & easy to show!